

Concerns about Loss of Parking

Concerns have been expressed about loss of parking Spaces

The Trustees had a parking Study completed by Stantec Engineers in 2016. The study recommended keeping 51 South Main parking until after completion of Main Street.

The study found that the use of all spaces within 400 feet of Downtown without 51 South Main Street at peak period was 68% of maximum. There were 314 spaces within 400 feet of Main and Stowe Street intersection. This did not include 51 South Main or any private spaces.

Since the study the available parking spaces at former TD Bank have been doubled, adding about 20 spaces. The study was also adjusted for the loss of on street spaces with the completion of Main Street.

To answer concerns about loss of parking the Commissioners asked Stantec to update the 2016 Parking Study which has been completed and we have the results.

Update to the 2016 Downtown Parking Study

In 2016 the Village Trustees hired Stantec to conduct a Parking study of the Downtown District.

This study was helpful in the determination to use 51 South Main lot for parking during the Main Street Reconstruction to be utilized for lost on street parking during construction.

The Commissioners asked for an update to this study given current conditions if 51 South Main is developed eliminating its use for public parking.

Reference: Waterbury Parking Study Update

Stantec provided supplemental analysis to the 2016 Waterbury Downtown Parking Study to reflect changing parking supply conditions and to estimate the potential impact of losing 27 parking spaces if the Utility District sells the parking lot at 51 South Main Street. Changes to parking supply since the 2016 study include a loss of public on-street spaces associated with the Main Street reconstruction, reconfiguration of existing lots, including the old TD Bank lot that now has increased capacity, and an additional private parking lot for Freak Folk Bier on Stowe Street. The parking study area is shown in Figure 1.



Table 1: Combined Private & Public Parking Utilization

	PREVIOUS CONDITION 2016	EXISTING CONDITION 2022	PROPOSED CONDITION (REMOVE 51 MAIN STREET PARKING)
TOTAL PRIVATE + PUBLIC LOT SPACES	345	375	348
ESTIMATED PARKING DEMAND	204	263	263
ESTIMATED AVAILABLE SPACES	141	112	85
UTILIZATION	59%	70%	76%

Public Spaces only	PREVIOUS CONDITION 2016	EXISTING CONDITION 2022	PROPOSED CONDITION (REMOVAL OF 51 MAIN STREET PARKING)
TOTAL PUBLIC LOT SPACES	220	206	179
ESTIMATED PARKING DEMAND	204	156	156
ESTIMATED AVAILABLE SPACES	16	50	23
UTILIZATION	93%	76%	87%



In conclusion, selling the property at 51 Main Street and reducing the parking supply by the associated 27 spaces is expected to result in a tolerable impact on the public parking supply. Parking supply is expected to remain adequate to serve parking demand.